

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **San Francisco**

State: **CA**

PJ's Total HOME Allocation Received: **\$118,244,309**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	92		
% of Funds Committed	99.99 %	92.79 %	3	92.82 %	96	96	
% of Funds Disbursed	89.12 %	81.26 %	20	82.38 %	75	71	
Leveraging Ratio for Rental Activities	1.25	5.53	71	4.55	5	20	
% of Completed Rental Disbursements to All Rental Commitments***	74.49 %	73.66 %	48	80.69 %	23	20	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.92 %	60.31 %	45	67.01 %	33	32	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.27 %	77.64 %	35	79.23 %	68	58	
% of 0-30% AMI Renters to All Renters***	63.82 %	41.54 %	12	44.47 %	93	82	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.83 %	91.23 %	64	93.93 %	25	23	
Overall Ranking:				In State:	35 / 92	Nationally:	35 38
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$37,438	\$31,525		\$24,984	1,653 Units	50.60 %	
Homebuyer Unit	\$42,309	\$19,017		\$14,192	135 Units	4.10 %	
Homeowner-Rehab Unit	\$0	\$26,126		\$20,036	0 Units	0.00 %	
TBRA Unit	\$629	\$2,779		\$3,164	1,481 Units	45.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Francisco CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$83,904	\$190,404	\$0
State:*	\$117,655	\$105,717	\$26,671
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.23

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	27.0	31.1	0.0	17.0
Black/African American:	30.0	3.7	0.0	60.2
Asian:	9.4	52.6	0.0	2.0
American Indian/Alaska Native:	0.9	0.0	0.0	0.9
Native Hawaiian/Pacific Islander:	0.4	0.0	0.0	1.0
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.3
Asian and White:	0.1	0.7	0.0	0.0
Black/African American and White:	0.1	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	8.7	0.0	0.0	5.5
Asian/Pacific Islander:	13.8	0.0	0.0	0.4

ETHNICITY:

Hispanic	9.6	11.9	0.0	12.8
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HOUSEHOLD SIZE:

1 Person:	65.5	38.5	0.0	52.8
2 Persons:	16.4	31.1	0.0	18.4
3 Persons:	9.2	17.8	0.0	13.3
4 Persons:	5.2	11.9	0.0	9.7
5 Persons:	2.4	0.0	0.0	4.0
6 Persons:	1.2	0.7	0.0	0.9
7 Persons:	0.1	0.0	0.0	0.6
8 or more Persons:	0.0	0.0	0.0	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	60.9	37.8	0.0	53.0
Elderly:	17.5	0.0	0.0	1.6
Related/Single Parent:	13.8	8.1	0.0	33.8
Related/Two Parent:	5.8	12.6	0.0	7.3
Other:	2.0	41.5	0.0	4.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.9	0.0 [#]
HOME TBRA:	6.0	
Other:	25.3	
No Assistance:	49.9	

of Section 504 Compliant Units / Completed Units Since 2001 18

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Francisco State: CA Group Rank: 35
 (Percentile)
 State Rank: 35 / 92 PJs Overall Rank: 38
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	74.49	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	59.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.27	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	91.83	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.59	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

